Prepared by: Mr. William D. Omohundro, Atty.
WARRANTY DEED 1406 Nashville Bk. & Trust Bldg.

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James E. Clary, et ux	Same	Par. 15D 52715
(NAME) 2420 McGinnis Avenue	BOOK 4414 PAGE 389	Map 73-9
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee	(STREET ADDRESS)	Par. 80
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of ---------- TEN ----------
----------($10.00)----------*Dollars,*
cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the assumption of the unpaid balance of a note secured by a Deed of Trust of record in Book 3681, Page 629 dated November 4, 1963, in the original principal sum of $15,750.00,

James M. High and wife, Julia L. High

have this day bargained and sold, and do hereby transfer and convey unto Johnnie Mary Clary one-half interest in said property and one-half to James E. Clary, et ux Margie H. as tenants by the entirety, their ~~XXXXXXX~~ *heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Gibson Heights, as of record in Book 1835, page 133, Register's Office for said County.

Said Lot No. 85 fronts 80 feet on the southerly side of McGinnis Drive and extends back 184.06 feet on the westerly line and 174.28 feet on the easterly line to a dead line, measuring 80.5 feet thereon.

Being the same property conveyed to James M. High and wife, Julia L. High, by deed from Anthony Louis McCabe and wife, as of record in Book 3646, page 45, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value whichever is greater, for this transfer is $ 18,123.81
Subscribed and sworn to before me, this the 30th day of April 19 70
Affiant
My commission expires: 12/1/72
(Affix Seal) Notary Public

This is improved (X) unimproved ( ) property, known as 2420 McGinnis Drive (House Number) (Street) Nashville P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Johnnie Mary Clary and James E. Clary, et ux Margie H. their ~~XXXXXXX~~ *heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.* except 10 ft. easement, Book 4147, page 780 and restrictions Book 2087, page 453, RODC.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate, to said* Johnnie Mary Clary and James E. Clary, et ux Margie H. their ~~XXXXXX~~, *heirs and assigns, against the lawful claims of all persons.*

Witness our *hand* S *this* 30th *day of* April, 19 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

James M. High

Julia L. High

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, [illegible], *a Notary Public in and for said County and State,* James M. High and wife, Julia L. High

the within named bargainors, with whom I am personally acquainted, and who acknowledged that they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville *this* 30th *day of* April, *19* 70

Commission expires Jan 12 1972

[signature]

JAMES E. RICKERSON ★ NOTARY PUBLIC AT LARGE ★ STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ..... *the within named bargainor, a corporation, and that* ....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

WARRANTY DEED

FROM

JAMES M. HIGH and wife, JULIA L.

TO

JOHNNIE MARY CLARY and
JAMES E. CLARY, et ux MARGIE H.

A 7 5 9 9 6

IDENTIF. REFERENCE

APR 30 11 37 AH '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

APR 30 70	CONV	18,123.81				
APR 30 70	S'TAX		A*	47.06		
APR 30 70	PR'FEE		A*	.50		
APR 30 70	W'DEED		A*	3.00	*	50.56

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